



MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Chairperson Fish, followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS Bennett, Bogue, Caveglia, Williams, Zermeno
CHAIRPERSON Fish
Absent: COMMISSIONER Halliday

Staff Members Present: Anderly, Block, Looney, Nakatsu

General Public Present: Approximately 18

PUBLIC COMMENT

AGENDA

1. **Use Permit 94-57 – Paula Lafferty (Applicant) / Dr. Dharam Salwan (Owner)** – Status Report on the Kennel Operation – *The Kennel is Located at 619 Greeley Court, Off Mission Boulevard (Just North of Overhill Drive) in a Neighborhood Commercial (CN) District*
2. **Use Permit 99-150-26 – Daniel Franko, Allied Mortgage (Applicant/Owner)** – Request for a Second Driveway Onto Jackson Street and to Reconfigure the Parking For the Auto Repair Facilities at 528 Jackson Street – This is a Modification of UP/VA 87-29
3. **Referral from the Public Works Director - Vacation of a Storm Water Drainage Easement in Tract 5153** – *Property is located on the southwest corner of Wiegman Road and Delta Court.*

PUBLIC HEARINGS

1. **Use Permit 94-57 – Paula Lafferty (Applicant) / Dr. Dharam Salwan (Owner)** – Status Report on the Kennel Operation – *The Kennel is Located at 619 Greeley Court, Off Mission Boulevard (Just North of Overhill Drive) in a Neighborhood Commercial (CN) District*

Planning Director Anderly explained that this was an informational item. No action was required by the Commission. She described the property and the business on site. She indicated that a major problem at the site is drainage and no resolution has been developed. She also described the road problems encountered. She said it is the responsibility of the owner to pave and maintain the road for all of the residents on Greeley Court unless the property owner can show that others are also obligated. In response to questions from Commissioner Williams she said these are the two main problems and suggested perhaps a short, but reasonable time period might be set for solving the problems.

Chairperson Fish opened the public hearing at 7:50 p.m.

Carolyn Travels, 21788 Thelma Street, #1, said she previously lived on the property next door and drainage was always a problem.

Tami Kalvans, 5065 Rahlves Drive, Castro Valley, owner of the property next door, described a number of things which she felt were illegally done by the owner of the subject property.

Norm Benham, 635 Greeley Court, referred to various letters written by Mrs. Kalvans to the City and the owner. He added that the street has never been repaved, merely given a slurry seal. He admitted that he occasionally parks his big rig on Greeley Court but has never been part of the problem. He added that Mrs. Kalvans installed the drainage system seven years ago. Dr. Salwan's crew disconnected this pipe. He agreed that if this were a home office or had adequate parking, he would have no complaints about the property. As it is, this is a private road with inadequate parking and the drive was supposed to be fixed.

Yev Philipovich, 2631 Corte Elena, Pleasanton, engineer, said he has been working on the project since 1988. He said all of the water from the property drains onto Dr. Selwin's property. A drainage pipe would have to be between eight to twelve inches thick for it to be adequate.

Dr. George Farley, 3405 Bridle Drive, Veterinarian, commented that the applicants are very good neighbors.

Paul Lafferty, 619 Greeley Court, applicant, said they need to work out the parking problems. The drainage problems are being determined by the owner. He added that this is a service that Hayward needs.

Paula Lafferty, 619 Greeley Court, applicant, said they were under the impression there was time to get things approved. She was of the opinion that the main cause of the problems with neighbors was conflicts of personality.

Phil Dunn, 643 Greeley Court, a neighbor, reported serious parking concerns in the neighborhood.

Gonzalo Castenado, 627 Greeley Court, said he has two small children and the parking is inadequate for the number of animals they can care for. He also added that he was concerned there was not adequate emergency vehicle access.

Public Hearing closed at 8:10 p.m.

Planning Director Anderly told members it would not be brought back to them unless all of the conditions are not met.

Commissioner Williams said he was concerned that a business in this neighborhood was causing problems for the residents and wondered what the City could do to alleviate them.

Planning Director Anderly responded that they would first have to determine what was causing the problems. In this instance, residents in the area have a number of inoperable vehicles which could make it difficult for emergency vehicles to pass.

No action was taken as this item was considered for informational purposes only.

**REGULAR MEETING OF THE PLANNING
COMMISSION, CITY OF HAYWARD, Council
Chambers****Thursday, February 24, 2000, 7:30 p.m.
777 "B" Street, Hayward, CA 94541**

- 2. Use Permit 99-150-26 – Daniel Franko, Allied Mortgage (Applicant/Owner) – Request for a Second Driveway Onto Jackson Street and to Reconfigure the Parking For the Auto Repair Facilities at 528 Jackson Street – This is a Modification of UP/VA 87-29**

Associate Planner Block made the presentation, describing the property and the businesses on it. He indicated that the property now has only one driveway. The owner thinks it would be safer with both an entry and exit. He described staff concerns related to Jackson and the interference with traffic flow. He added that the applicant's plan would eliminate some of the landscaping on their lot landscaping which is very important to the visual appearance of the street since it is a gateway to the City. He asked that the Commission deny the request since it would add additional traffic congestion on Jackson; decrease the landscaping; conflict with the General Plan, Neighborhood Plan, Landscape and Beautiful Plan and Design Guidelines.

Commissioner Williams asked what was formerly on the site. Associate Planner Block indicated that this was the site of a former service station, which had more than one driveway.

Commissioner Williams suggested having only one driveway is more congestive than both in and out drives would be.

The public hearing opened at 8:29 p.m.

Daniel Franko, First Allied Mortgage, 170 N. California, Walnut Creek, applicant, yielded his time to his engineer.

Debo Sodipo, Carona Engineers, Inc., 1730 Franklin Street, Suite 301, Oakland, displayed the plans for the proposal. He showed a comparison with other businesses of comparable size and location and compared various drive-way cuts and landscaping. He also depicted what they would present in the way of landscaping.

Deslar Patten, 22516 Sixth Street, said he was familiar with the property and agreed it is difficult to maneuver a car through the one driveway. He suggested that, from a customer stand-point, the new exit would be beneficial.

The public hearing closed at 8:43 p.m.

Commissioner Bennett brought up the Oil Changers in the area and asked how it differed from this proposal.

Planning Director Anderly responded that the loop bay was different. She noted that this proposal was before the Commission because it conflicts with the design guidelines. She suggested that if members were to approve the proposal, they should continue the landscaping to encourage an entrance only at the present location, as well as locating the handicapped stall in a different location.

Commissioner Bennett asked whether a sign might not be appropriate and was told that, for safety's sake, it would be.

Commissioner Williams added an additional concern since Jackson is controlled by Caltrans.

Mr. Franko responded that they should be more than happy with the project since it is a much safer approach to the business.

Commissioner Williams **moved**, seconded by Commissioner Bennett, to approve the request with findings. He said it will be safer for customers and will help encourage business to stay in Hayward.

Commissioner Zermefio asked whether Planning Manager Anderly's suggestions would be included in the motion, and Commissioner Williams agreed.

Planning Manager Anderly suggested there might be safer ways of dealing with pedestrian traffic on the premises and was asked to work with the applicant to achieve those.

Commissioner Bogue suggested that instead of leaving the handicapped parking space in its present location, it should be moved across the lot into the area between the two buildings toward the back.

Chairperson Fish said he would support the application because it seems a safer proposal than what is there at the present time.

The motion **passed unanimously, 6:0**, with Commissioner Halliday absent.

3. Referral from the Public Works Director - Vacation of a Storm Water Drainage Easement in Tract 5153 – *Property is located on the southwest corner of Wiegman Road and Delta Court.*

Survey Engineer Payne reported that the storm drain easement at the subject location was in effect from July of 1986. He said the easement was no longer necessary or useful and this action would save the City from potential liability. Staff supported the Commission's approval of recommending to City Council that they support the adoption of the vacation.

Chairperson Fish opened and closed the public hearing at 9:06 with no members of the public speaking.

The motion **passed unanimously, 6:0**, with Commissioner Halliday absent.

ADDITIONAL MATTERS

4. Oral Report on Planning and Zoning Matters

Planning Director Anderly reported that a Planning Commissioner's Conference was to be held in Monterey and two members would be attending.

5. Commissioners' Announcements, Referrals

Commissioner Zermefio asked about the new building under construction on Mission near CalState and was told that was the Thrifty Auto.

MINUTES



REGULAR MEETING OF THE PLANNING COMMISSION, CITY OF HAYWARD, Council Chambers

Thursday, February 24, 2000, 7:30 p.m.
777 "B" Street, Hayward, CA 94541

Commissioner Williams thanked staff for their help in cleaning up the disorder at the location he had previously described at one of the gateways into the City.

MINUTES

- February 10, 2000 - The minutes were approved with the following additions and corrections from Commissioner Caveglia.
- Page 2, "Commissioner Caveglia **moved**, seconded by Commissioner Halliday, to recommend that the City Council approve the zone change application and negative declaration. He said that the only crime committed by the people who would be occupying this housing was that they were poor. This program is one the government does not do very well and it is important to support private organizations who do this. The project looks excellent. It is a good location for it. It will not affect the neighborhood except in a positive way. He highly recommended pushing this project to Council as very positive for the community."

- And the vote on page 6 should read, "The motion **carried** by the following vote:

AYES: COMMISSIONERS Bennett, Bogue, Caveglia,
Williams, Zermeño

NOES: COMMISSIONERS Halliday
CHAIRPERSON Fish

ABSENT: None

ABSTAIN: None

ADJOURNMENT

The meeting was adjourned by Chairperson Fish at 9:11 p.m.

APPROVED:

Barbara Halliday, Secretary
Planning Commission

ATTEST:

Edith Looney
Commission Secretary

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